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16 **UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 BANK OF AMERICA, N.A., successor by  
19 merger to BAC HOME LOANS SERVICING,  
20 LP FKA COUNTRYWIDE HOME LOANS  
21 SERVICING, LP  
22 Plaintiff,  
23 vs.

24 SFR INVESTMENTS POOL 1, LLC; DAVYN  
25 RIDGE HOMEOWNERS ASSOCIATION;  
26 THOMAS JESSUP, LLC; DAUNSHARI  
27 WONG-CULOTTA; DOE INDIVIDUALS I-X,  
28 inclusive, and ROE CORPORATIONS I-X,  
inclusive,

Defendants.

**SFR INVESTMENTS POOL 1, LLC,**

Counter-Claimant,  
vs.

BANK OF AMERICA, N.A., successor by  
merger to BAC HOME LOANS SERVICING,  
LP FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP, and DONALD GOULD, an  
individual,

Counter-Defendant/Cross-Defendants.

**THOMAS JESSUP, LLC,**

Third-Party Plaintiff,

vs.

Case No. 2:15-cv-01768-JCM-CWH

**JUDGMENT BY DEFAULT AGAINST  
DONALD GOULD**

1 DAUNSHARI WONG-CULOTTA,  
2  
3 Third-Party Defendant.

4  
5 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") application  
6 for default judgment against Cross-Defendant DONALD GOULD ("Gould" or "Cross-  
7 Defendant"). Having considered the application, including the declarations attached thereto, the  
8 Court makes the following findings of fact and conclusions of law:

9

10 1. On December 10, 2015, SFR filed a Cross-Claim (ECF No. 27) for quiet title and  
11 declaratory relief against Gould ("Cross-Claim") relating to real property located at 3917  
12 Jamison Court, North Las Vegas, NV 89032; Parcel No. 139-07-616-044 ("Property").

13 2. Cross-Defendants failed to answer the complaint within the 21-day time limit set forth in  
14 FRCP 12. The Clerk of the Court appropriately entered a default against the Cross-Defendant on  
15 February 25, 2019 (ECF No. 183).

16 3. Cross-Defendant is not incompetent, an infant or serving in the United States military.

17 4. SFR submitted credible evidence in support of its application in the form of documents  
18 obtained from the Official Records of the Clark County Recorder and declarations made under  
19 penalty of perjury that demonstrate *prima facie* grounds sufficient to enter default judgment against  
20 Gould.

21 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and  
22 made the foregoing findings of fact and conclusions of law, and finding good cause,

23 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendant Gould, any  
24 successors and assigns, have no right, title or interest in the Property and that SFR is the rightful  
25 title owner.

26 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims ...

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1 against, or the defenses of, any other party to this case.

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4 UNITED STATES DISTRICT JUDGE  
5 Dated: May 24, 2019

6  
7 Respectfully submitted by:

8 **KIM GILBERT EBRON**

9  
10 /s/ Jacqueline A. Gilbert  
11 JACQUELINE A. GILBERT, ESQ.  
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17 *Attorneys for SFR Investments Pool 1*

18 Dated this 25th day of March, 2019.

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